



Hugh Nguyen
Clerk - Recorder

Orange County
Clerk-Recorder's Office
12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702
web: www.oc.ca.gov/recorder/
PHONE (714) 834-2500 FAX (714) 834-5284

CITY OF NEWPORT BEACH
3300 NEWPORT BEWPORT BEACH
NEWPORT BEACH, CA 92685

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 04/11/2014

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Rose M. Solorio Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

PA2014-030



50.00


* \$ R 0 0 0 6 6 2 5 4 8 8 \$ *

201485000317 12:57 pm 04/11/14

230 SC1 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Notice of Exemption

To: County Clerk County of Orange Public Services Division Santa Ana, CA 92702	From: City of Newport Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200	
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Project Title: SoulCycle, Minor Use Permit No. UP2014-007 (PA2014-030)

Project Applicant: Irvine Company, Tayna Thomas, 401 Newport Center Drive, Suite A150, Newport Beach, CA 92660, (949) 720-3301

Project Location – Specific: The project is located at 1177 Newport Center Drive, within the Fashion Island Regional Shopping Center in the City of Newport Beach. Fashion Island is located in the middle of Newport Center and is bounded by on all sides by Newport Center Drive (Exhibit 1).

Project Location – City: Newport Beach **Project Location – County:** Orange

Description of Nature, Purpose and Beneficiaries of Project: On April 10, 2014, the Zoning Administrator approved a Minor Use Permit to allow a health and fitness facility with accessory retail sales. The proposed project includes an indoor cycling fitness facility for group exercise classes, a locker room, restrooms/showers, and a retail sales area (Exhibit 2).

Name of Public Agency Approving Project: City of Newport Beach

Name of Person or Agency Carrying out Project: Irvine Company

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Class 1 (Existing Structures), Sec. 15301
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt: Based on the Zoning Administrator review and all supporting materials provided, the Zoning Administrator determined that the project is exempt from further environmental review consistent with the Class 1 – Existing Structures exemption under CEQA Guidelines section 15301. Class 1 consists of the operation, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The proposed project involves interior improvements to an existing tenant space formerly occupied by a beauty salon to a health and fitness facility with accessory retail sales and represents a negligible expansion of use.

POSTED

APR 11 2014

HUGH NGUYEN, CLERK-RECORDER

FILED

APR 11 2014

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

Lead Agency

Contact Person: Fern Nueno, Associate Planner

Area Code/Telephone/Extension: (949) 644-3227

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☒ No

Signature: *F Nueno* Date: 04/10/2014 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

POSTED

APR 11 2014

HUGH NGUYEN, CLERK-RECORDER

BY: *RSC* DEPUTY

FILED

APR 11 2014

HUGH NGUYEN, CLERK-RECORDER

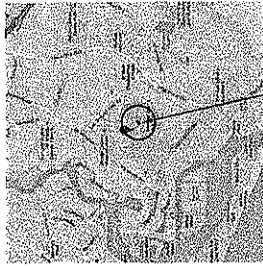
BY: *RSC* DEPUTY

B+A

901 CALIFORNIA STREET, SUITE 1000
SAN FRANCISCO, CA 94108
TELEPHONE: 415.441.0226 FAX: 415.441.0227

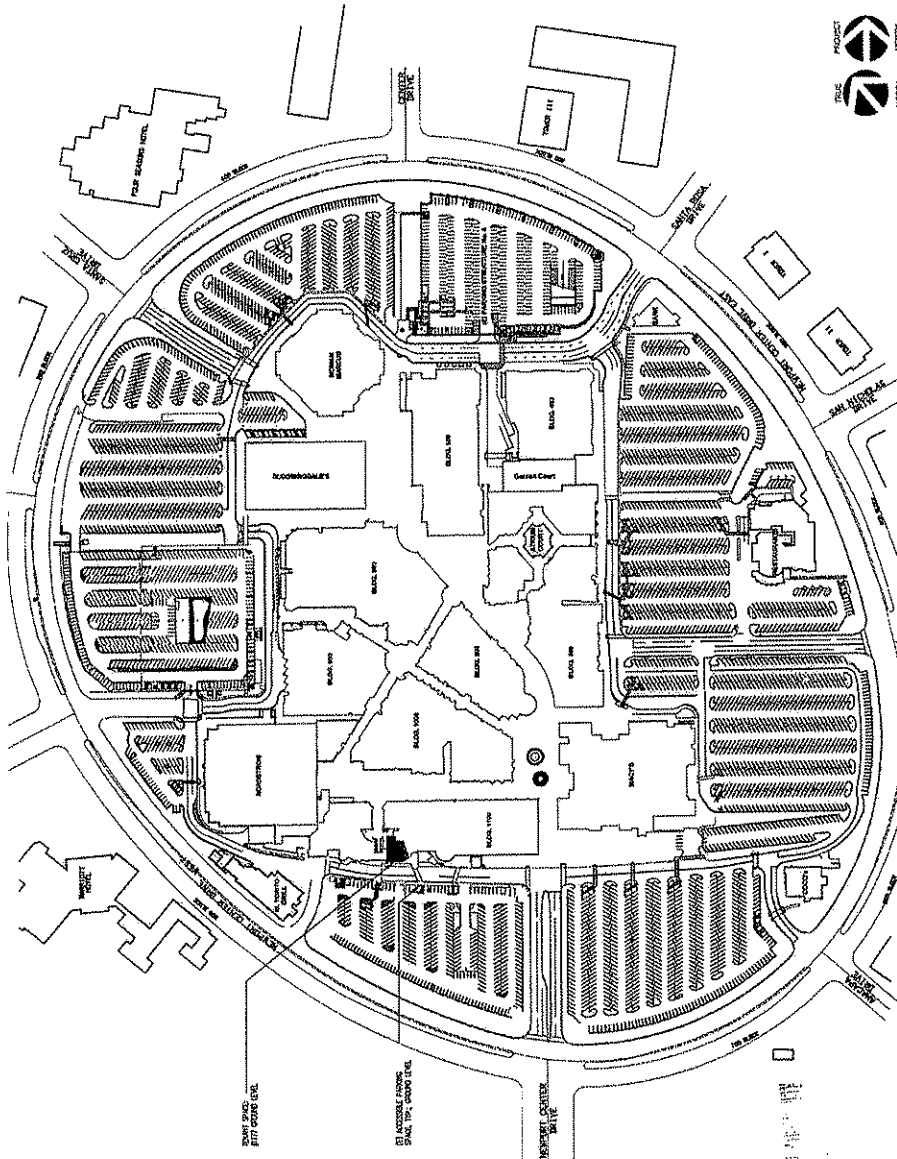
SOULCYCLE
FASHION ISLAND MALL
1777 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660

DATE: 03/27/2014	DATE: 03/27/2014
PROJECT: SOULCYCLE	PROJECT: SOULCYCLE
SCALE: AS NOTED	SCALE: AS NOTED
SHEET: 100	SHEET: 100
PROJECT INFORMATION AND SITE PLAN	
A010	
PROFESSIONAL SEAL	



AREA OF SITE
HATCHED

LOCATION MAP		3
ADDRESS	NAME	
FASHION ISLAND SHOPPING CENTER 1777 NEWPORT CENTER DRIVE NEWPORT BEACH, CA 92660		
PLANNING AREA	PC 56 (SOUTH NEWPORT CENTER PLANNED COMMUNITY)	
ZONING CLASS	CR - REGIONAL COMMERCIAL	
TENANT OCC.	AS - ASSEMBLY (CHANGE OF USE)	
BUILDING TYPE	TYPE II B FULLY SPRINKLED (NO CHANGE)	
BUILDING LEVELS	2 LEVEL / STREET BUILDING	
TENANT SPACE	GROUND FLOOR	
FLOOR AREA	3,363 SF GROUND FLOOR (NO CHANGE)	
TENANT SPACE		



POSTED

FILED

APR 11 2014

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

BY: _____ DEPUTY

B + A

501 CALIFORNIA STREET, SUITE 1100
SAN FRANCISCO, CA 94104
TELEPHONE 415.441.0099
FAX 415.441.0099

SOULCYCLE
FASHION ISLAND MALL
1177 NEWPORT CENTER DR.
NEWPORT BEACH, CA 92660

DATE	10/20/07
BY	10/20/07
PROJECT NUMBER	1004
SCALE	AS NOTED
SHEET SIZE	ARCHITECTURAL FLOOR PLAN
SHEET NUMBER	A110
PROFESSIONAL SEAL	

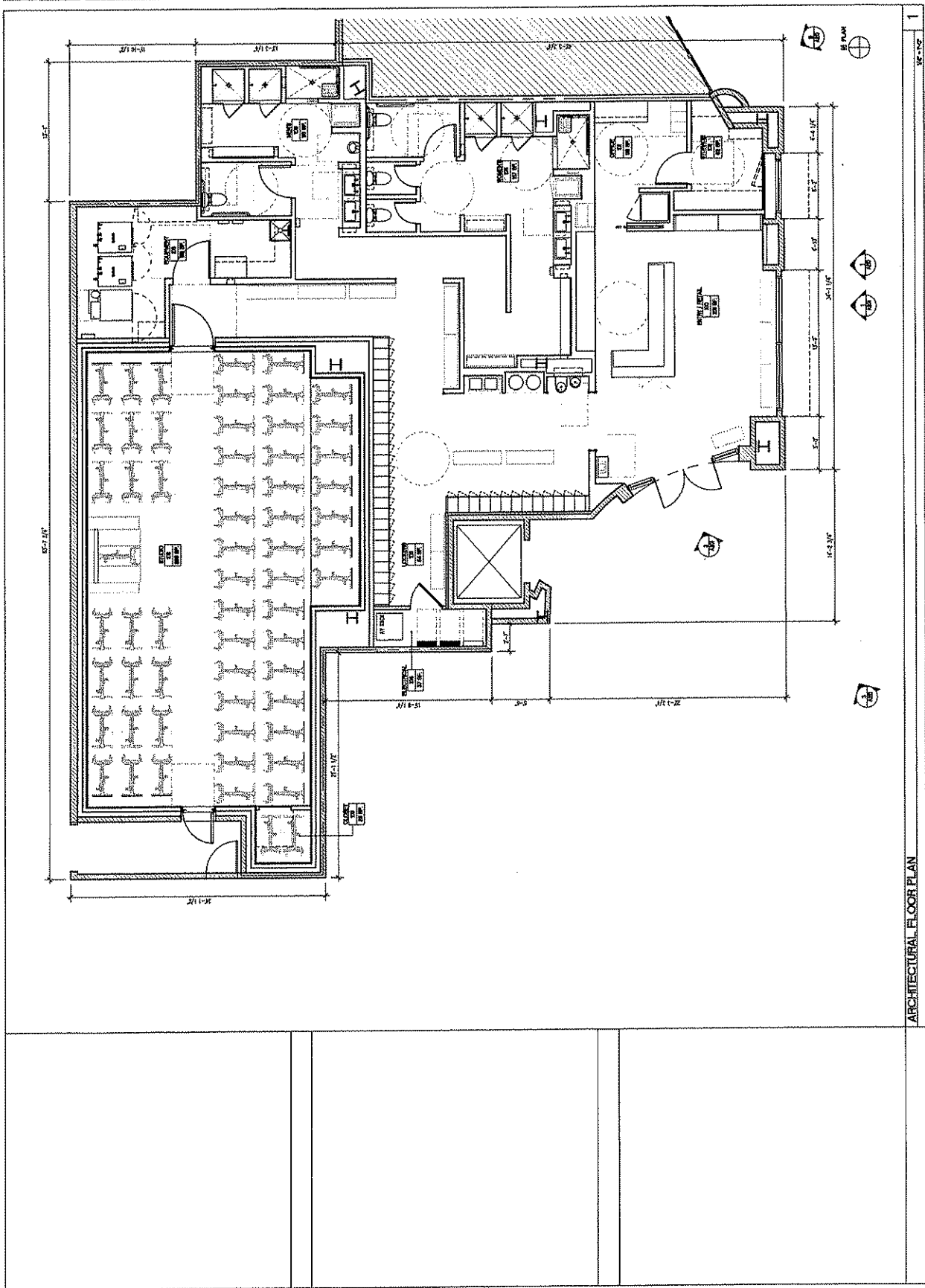


EXHIBIT 2



State of California - Department of Fish and Wildlife
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 09/13)

RECEIPT# **449883**

STATE CLEARING HOUSE # (If applicable)

MA

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	City of Newport Planning Division		DATE	4-11-14
COUNTY/STATE AGENCY OF FILING	Orange County CA		DOCUMENT NUMBER	201485006317
PROJECT TITLE	SoulCycle, Minor Use Permit No. UP2014-007 (PA2014-030)			
PROJECT APPLICANT NAME	Irvine Company, Tayna Thomas		PHONE NUMBER	()
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE	
401 Newport Center Drive, Ste 150		Newport Beach	CA	92660
PROJECT APPLICANT (Check appropriate box):				
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity				

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$	
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	30
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 30

SIGNATURE	TITLE
<i>X [Signature]</i>	Deputy

WHITE - PROJECT APPLICANT

YELLOW - CDFW/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK

Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20140000112235
4/11/14 12:57 PM
230 SC1

Item	Title	Count
1	Z01	1
EIR Administrative Fee		
Document ID		Amount
DOC# 201485000317		50.00
Time Recorded 12:57 PM		

Total	50.00
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Payment Type	Amount
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Check tendered	50.00
# K-50655	

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com